



Know all Men by these Presents

That

Mei Lee Gardens, Inc.

005399

Company,

a corporation organized and existing under the laws of the State of Maine

and located at Waterville

in the County of Kennebec

and State of Maine

in consideration of One (\$1.00) and other valuable consideration

paid by Prompto, Inc., a corporation existing under the laws of the State of Maine and located at Portland, County of Cumberland and the State of Maine

the receipt whereof it does hereby acknowledge, do es hereby

give, grant, bargain, sell and convey unto the said Prompto, Inc.

its successors heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon, located in Waterville in the County of Kennebec and State of Maine, more particularly described as follows to wit:

Lots numbered 174 and 141 on a Plan of Nelson Heights made by Ernest W. Branch, C. E., dated August 23, 1920 and recorded in the Kennebec County Registry of Deeds.

Also a ten (10) foot strip of land lying next westerly to the above numbered lots 141 and 174 and bounded and described as follows:

Starting at the southwesterly corner of lot number 174; thence to the west along the southerly line of lot number 175 a distance of ten (10) feet; thence to the north and keeping parallel with the westerly line of lot number 174 and lot number 141 to the north line of lot number 140; thence to the east along the north line of said lot number 140 to the northwesterly corner of the above described lot number 141; thence to the south along the westerly line of said lot number 141 and the west line of lot number 174 to the place of beginning.

The above described lots of land lie between the Oakland Road and Sawyer Street and have a combined frontage of forty (40) feet on the Oakland Road and forty (40) feet on Sawyer Street and have a combined depth of two hundred (200) feet.

This conveyance is made to the following restrictions:

That no house or other building shall be erected on said lots to cost less than fifteen hundred (\$1,500.00) dollars, except that after said house and other buildings have been erected, such out buildings as may be desirable may then be constructed, and the said Grantor does not hold himself liable for the enforcement of said restrictions.

Excepting and reserving from the above described conveyance such part of the above described premises located on the Oakland Road including all rights and easements therein as was taken by the State Highway Commission of the State of Maine in a widening project of the Oakland Road, for a more particular description of which reference may be made to the Kennebec County Registry of Deeds.

Also another certain lot or parcel of land with the buildings thereon, situated in said Waterville and bounded and described as follows, to wit:

Lots numbered 142, 143, 144, 145, 170, 171, 172 and 173 on the Nelson Heights property, so called, on a plan made by Ernest W. Branch, C.E., dated August 23, 1920 said plan on file at the Kennebec Registry of Deeds

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Office in Augusta, in the County of Kennebec and State of Maine.

Meaning and intending to hereby convey the same premises conveyed to the within Grantor by Warranty Deed of Ernest J. Doyon dated October 20, 1982 and recorded in the Kennebec County Registry of Deeds, Book 2515, Page 72.

Also another certain lot or parcel of land, with the buildings thereon, situated on the Oakland Road in said Waterville, being Lots No. 146 and 147 according to plan of Lots of Nelson Heights made by E.W.Branch, surveyor, dated August 23, 1920 and recorded in the Kennebec County Registry of Deeds; said lots together measure sixty (60) feet on Oakland Road and one hundred (100) feet deep, containing six thousand (6000) square feet, more or less.

Excepting, however, that portion on the so-called Oakland Road, now known as Kennedy Memorial Drive, taken by the State of Maine for highway purposes and recorded in the Kennebec County Registry of Deeds, Book 1193, Page 469. This exception was omitted in the deed from Maxine A. Nichols to the herein grantor recorded in Book 1533, Page 198.

Meaning and intending to hereby convey the same premises conveyed to the within Grantor by Warranty Deed of Vester E. Nichols, dated October 20, 1982 and recorded in the Kennebec County Registry of Deeds, Book 2516, Page 238.

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To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said PROMPTO, INC.

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successors
its ~~heirs~~ and assigns, to its and their use and behoof forever.

And do COVENANT with the said Grantee, its successors ~~heirs~~ and assigns, that it is lawfully seized in fee of the premises that they are free of all encumbrances:

that it has ~~have~~ good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns will WARRANT and DEFEND the same to the said Grantee, its successors ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said MEI LEE GARDENS, INC.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Paul L. Lee Pres.

, its
thereunto duly authorized, this 6th day of March,
in the year one thousand nine hundred and eighty-seven.

Signed, Sealed and Delivered
in presence of

Charles B. Borden
By Paul L. Lee Pres.
MEI LEE GARDENS, INC.
PAUL L. LEE

(Corporate Seal)

State of Maine,
KENNEBEC

} ss.

March 6, 19 87

Then personally appeared the above named Paul L. Lee, President
of said Grantor
Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me, Charles B. Borden

~~Justice of the Peace - Attorney at Law - Notary Public~~

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